



Eureka Mills Site Update Questions and Answers August 2001

Residential yard cleanup began in Eureka, Utah, on July 17, 2001, and is expected to continue until the weather prohibits cleanup. The U.S. Environmental Protection Agency (EPA) expects to complete the first phase of work during this time period and will resume work next year in the spring. In the near future, work will begin on a proposed plan for cleaning up both residential yards and mining areas. The EPA is providing the following information to answer questions raised by the community about the residential yard cleanup and other important issues. We will continue to provide updates during the cleanup and we welcome your comments about our work.

1) *How many residential yards will be cleaned up?*

Those properties that have lead levels greater than 3,000 parts per million (ppm), approximately 80-100 lots will be in the first phase of cleanup, which will be completed by summer 2002. The EPA and the Utah Department of Environmental Quality (UDEQ) prioritized the work on those lots with the highest levels of lead contamination. Some of the lots being included in the first phase were chosen because of the presence of children with high blood lead levels. If adjoining lots are close to the 3,000 ppm level, then cleanup will occur at the same time since it is more economical and will prevent re-contamination. The properties below 3,000 ppm will be addressed through the long term or remedial phase of the cleanup. A proposed plan describing options for cleaning up the remaining properties will be made available for public comment in the near future.

2) *How many properties will be cleaned up this year and which homes are first?*

This year we will clean up approximately 48 homes and we will try to do more if the winter season is delayed. We hope to complete the work on the first 80 to 100 homes by next year. A list of the residences that are being cleaned up can be seen at the EPA offices located at 330 West Main Street in Eureka. The public is welcome to look at the list during business hours from 7 am to 7 pm. The list is on the table in the reception area of the office. Other information is available about the cleanup and there are staff available who can answer your questions.

3) *What can we expect over the next few months?*

Homeowners will be contacted by Al Lange, EPA, to make an appointment to go over the plan for cleaning up the property. Every important detail about your property will be drawn on a map. We will ask you about every fence, tree, bush, building, flower garden, and every other feature of your property, and we will not do anything without your permission. We will also make a video of the property and give you a copy. The EPA then will meet again with the owner, walk the area, and note on the map what needs to be done. When the homeowner and the EPA are satisfied, both will sign the map and the removal can begin. Even after the plan is on the map, reasonable changes may be made later. You will then be contacted by EPA's contractor, CET Environmental Services, who will make an appointment to do the work. Depending on the size of the property, completion of the work may take from a few days to a few weeks. We will work on two or three homes at a time.

4) *After the work is completed how do you know it is cleaned up?*

After the cleanup of a property is complete or nearly complete, the owner and the EPA will fill out a form in which the EPA will verify that the soil removal action has been completed to the owner's satisfaction. The property owner may list items that have not been completed, and a date will be set for the additional work. After the new completion date, the EPA will contact the property owner for verification of completion.

5) *What kind of lead is being removed and what happens to the lead-contaminated dirt?*

Based on the results of testing 17 samples of soil collected from Eureka, scientists at the University of Colorado, in Boulder, Colorado, found the lead in the soil to be cerussite, which is a carbonate form of lead. This form of lead is easily absorbed by the body. For this reason, the EPA is being very careful about how residential yards are cleaned up. Water is being sprayed to suppress dust and the trucks used to haul the dirt have automated covers to keep the dust from being wind blown or from spilling. The trucks take the dirt to a temporary repository site for storage.

The EPA is working to find a permanent site for the disposal of the dirt. Until a permanent location is found, a temporary site will be used. Chief Consolidated Mining Co. has agreed to allow the EPA to use an area on their property that already has mining waste. This location will minimize the likelihood of future human exposure and contamination to air, surface water, and groundwater. In addition, a repository at the Chief Mine #1 site can be constructed easily in a cost-effective manner. Whether this site or some other area is used as a permanent location has not been decided. There are many factors that must be considered before that decision is made.

6) *How do we make sure that homes are not re-contaminated by the dirt being removed?*

The lead-contaminated dirt is carefully removed from the yard and the yard is sprayed with water to keep dust from blowing around. The repository site will be kept wet and covered by a plastic tarp held down with sand bags. After all of the soil has been placed in the repository, the contaminated material will be compacted and graded to ensure that the repository is stabilized. The EPA will then cap the contaminated soil with a cover that will reduce seepage, prevent erosion, and provide stability for long term storage. Surface water run-on and runoff measures including revegetation will be part of the final design for the site.

7) *What type of soil is being used to replace the lead-contaminated dirt?*

The soil being used is topsoil that has been tested several times and found to be acceptable with the addition of compost. One part of compost will be added to four parts of topsoil. A minimum of 12 inches of topsoil obtained from Homansville area will be added to the yards, and a minimum of 18 inches will be added to gardens, flower beds, and children's play areas. Subsoil dirt from below the darker topsoil at Homansville will be used to fill the deeper parts of the excavated area. A mixture of sand and rock (roadbase) will be placed on most driveways, garage floors, work areas, and parking areas.

8) *How will the landscaping such as sod, trees, and flowers be replaced?*

Sod lawns will be replaced with new sod. An EPA contractor will water the sod for at least two weeks to get it started. If the lot initially had only native grasses or was bare of vegetation, then a mixture of grasses will be sown or hydro-seeded. The grass is necessary to retard erosion of the newly placed soil. In the event the owner has a working sprinkler system that needs to be taken out to facilitate the soil removal, a new sprinkler system will be installed. If the owner did not have a sprinkler system and the owner desires to install a system, a reasonable amount of time will be allotted for installation. Owners will be provided with credit at a nearby nursery for perennial and/or annual flowers, shrubs, and trees. The owners can do their own planting or if requested, trees will be planted by the EPA's contractor at locations indicated by the owner.

9) *What is the EPA doing about real estate values and loans?*

The EPA recognizes the inconvenience to property owners and the unfortunate impact to real estate values in a community faced with a cleanup. However, our past experience causes us to believe these impacts will be short term and we expect real estate values to improve as a result of the cleanup. During this time we are available to help people to the greatest extent possible. The EPA has a policy regarding lender liability that clearly explains how the EPA deals with lending institutions. Upon request we can send a letter or call a lender on behalf of a resident explaining the circumstances under which lenders are exempt from liability. The EPA appreciates the community's patience and understanding and is working with the community on strategies to minimize any disruption.

10) *Are there any impacts to drinking water quality and quantity?*

The EPA sampled Eureka's drinking water supply and concluded that it is not impacted by lead or arsenic. We have also examined the sampling data provided by the city of Eureka as required by the Safe Drinking Water Act and have confirmed that the water in Eureka meets all applicable standards. The EPA is not aware of any impacts to water quantity as a result of our activities. Currently, we are exploring options to meet future water needs related to the cleanup in Eureka.

We will produce future updates on the work that is being conducted in Eureka. We hope to include your comments and questions. Call (435) 433-9988 to reach the EPA or the CET Contractor, Chris Marciniak, at (801) 426-8500 to report any problems during the residential yard cleanup.

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